



Presented by:

Matt Thiessen

HomeLife Glenayre Realty Company (Abbots) Ltd

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**Active**
R2124439Board: F
Townhouse**4 20582 67 AVENUE**Langley
Willoughby Heights
V2Y 3B2

Residential Detached

\$262,500 (LP)

(SP)

**NO IMAGE**
AVAILABLE

Sold Date:	Frontage (feet):	Original Price: \$262,500
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2005
Depth / Size:	Bathrooms: 3	Age: 11
Lot Area (sq.ft.): 0.00	Full Baths: 2	Zoning: MF
Flood Plain: No	Half Baths: 1	Gross Taxes: \$3,046.08
Rear Yard Exp:		For Tax Year: 2016
Approval Req?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-065-029
		Tour:
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		

Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces: **0**Total Parking: **2** Covered Parking: **2**Parking: **Garage; Double**Parking Access: **Rear**

Dist. to Public Transit:

Title to Land: **Freehold Strata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No** :Fixtures Rmvd: **No** :

Floor Finish:

Legal: **PL BCS1000 LT 4 DL 311 LD 36 NWD UNDIVIDED 1/2 INTEREST**Amenities: **In Suite Laundry**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	9'5 x 10'4			x			x
Main	Family Room	12' x 16'			x			x
Main	Nook	9'4 x 9'5			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Master Bedroom	15' x 11'			x			x
		x			x			
		x			x			

Finished Floor (Main): **791**
 Finished Floor (Above): **775**
 Finished Floor (Below): **460**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,026 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,026 sq. ft.**

of Rooms: **8**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	Yes
3	Above	3	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Park Georgia Realty Ltd.****Court order sale, half interest only. 3 level T-home fully detached. Located close to school and shopping. Allow time for showings. SUITABLE FOR INVESTORS ONLY.**



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**Active**
R2121688Board: F
House/Single Family**27580 32B AVENUE**Langley
Aldergrove Langley
V4W 3J4

Residential Detached

\$550,000 (LP)

(SP)



Sold Date:	Frontage (feet):	48.87	Original Price: \$550,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1978
Depth / Size:	Bathrooms:	3	Age: 38
Lot Area (sq.ft.): 6,028.00	Full Baths:	2	Zoning: R-1B R
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,392.29
Rear Yard Exp: South			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-024-676
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Other, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Total Parking: **3** Covered Parking: **0** Parking Access: **Rear**
 Parking: **Open**
 Dist. to Public Transit: **2 blocks** Dist. to School Bus: **5 blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: Court ordered sale sold as is where is**
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **PL NWP51932 LT 56 LD 36 SEC 29 TWP 13**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7" x 12'	Bsmt	Bedroom	10'11" x 8'7"			x
Main	Dining Room	12' x 9'	Bsmt	Laundry	12' x 5'10"			x
Main	Living Room	15' x 14'9"						x
Main	Master Bedroom	11' x 12'						x
Main	Bedroom	11'8" x 9'						x
Main	Bedroom	11'8" x 8'6"						x
Bsmt	Kitchen	10'3" x 12'6"						x
Bsmt	Living Room	12'10" x 13'4"						x
Bsmt	Family Room	11'7" x 14'						x
Bsmt	Bedroom	11' x 9'						x

Finished Floor (Main):	1,121	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	1,053	Suite: Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,174 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Grand Total:	2,174 sq. ft.	Basement: Full, Fully Finished	6				
			7				
			8				

Listing Broker(s): **Royal LePage - Wolstencroft****Great location on a quiet cul-de-sac in Central Aldergrove/Langley. This split entry home has room for a large family with 5 bedrooms, 2.5 bathrooms, family room and 2nd kitchen downstairs. Walking distance to elementary school, swimming pool/park and shopping. Big fenced yard.**



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Active
R2103620
Board: F
House/Single Family

21806 86A AVENUE

Langley
Fort Langley
V1M 3S7

Residential Detached

\$1,769,000 (LP)

(SP)



Sold Date:	Frontage (feet):	93.00	Original Price: \$1,859,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2003
Depth / Size: 385	Bathrooms:	6	Age: 13
Lot Area (sq.ft.): 35,805.00	Full Baths:	5	Zoning: RU-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$9,442.54
Rear Yard Exp: South			For Tax Year: 2015
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-813-226
			Tour:

View: **Yes: Farm fields to the south**

Complex / Subdiv:

Services Connected: **Electricity, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **12** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**

Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL BCS633 LT 2 SEC 30 TWP 11 NWD**

Amenities: **None**

Site Influences: **Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 15'6	Above	Laundry	3' x 9'8			x
Main	Dining Room	13'10 x 13'4	Above	Games Room	13'10 x 14'2			x
Main	Kitchen	13'10 x 17'	Above	Hobby Room	11'10 x 15'			x
Main	Eating Area	11'4 x 10'6	Bsmt	Bedroom	10'8 x 12'			x
Main	Family Room	18' x 13'6	Bsmt	Bedroom	10'4 x 11'8			x
Above	Master Bedroom	16'1 x 15'	Bsmt	Bedroom	13' x 10'			x
Above	Bedroom	14'9 x 10'6	Bsmt	Family Room	17' x 11'8			x
Above	Bedroom	11'3 x 11'4	Bsmt	Kitchen	8' x 12'10			x
Above	Bedroom	11'3 x 13'8	Bsmt	Eating Area	10'5 x 11'8			x
Above	Walk-In Closet	14'9 x 7'			x			

Finished Floor (Main): **1,812**
Finished Floor (Above): **2,015**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,812**
Finished Floor (Total): **5,639 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,639 sq. ft.**

of Rooms: **19**
of Kitchens: **2**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **3** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	Yes
4	Above	4	No
5	Bsmt	4	No
6	Bsmt	4	No
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Welcome home! This spectacular home is on a fantastic lot, on a stunning street, and just minutes from both Fort Langley and Walnut Grove. With an unauthorized 2 bedroom suite (not being rented), 10' ceilings on the main floor, and 5 bedrooms upstairs, 3 bedrooms downstairs, a media room, and tons of storage, this home is second to none. You have a BIG 3 car garage and you back onto farm land. Amazing. Do not delay!